



Milldale Road,  
Long Eaton, Nottingham  
NG10 3HS

**O/O £265,000 Freehold**





A SUPERBLY PRESENTED CONTEMPORARY THREE BEDROOM SEMI DETACHED HOUSE WITH OPEN PLAN LOUNGE DINER AND DRIVEWAY ON THE SOUGHT-AFTER DALES ESTATE

Robert Ellis are extremely pleased to bring to the market this THREE BEDROOM immaculate semi-detached property which is offered for sale ready to move straight into! The property derives the benefit of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING. The current owners have lovingly upgraded many elements of the property such as oak-engineered flooring throughout most of downstairs and new internal doors. The property is sure to tick boxes for first time buyers or families alike, with the space and finish on offer.

In brief the accommodation comprises of a spacious entrance hallway leading to the light and airy LOUNGE DINER with doors opening to the rear garden and door to the well fitted cream Shaker kitchen. To the first floor there are three good sized bedrooms and four piece contemporary family bathroom. To the front elevation there is a driveway for at least two vehicles and a garden being laid to lawn with decking and a garage.

Located on the popular Dales Estate, Milldale Road is a pleasant residential street and you'll be within walking distance from local conveniences such as a doctors surgery, a pharmacy and a Tesco Express close by. You'll also be just a short walk to Dovedale Primary and Sawley Junior (both rated Good by Ofsted) as well as the excellent Sawley Infants & Nursery School. For older children, Long Eaton Secondary School is less than a mile away. Commuting is no issue with J25 of the M1, a50 and a52 all within easy reach giving access to Nottingham, Derby and other east midlands cities.





### Entrance Hall

11'4 x 6'5 approx (3.45m x 1.96m approx)

Composite double glazed front entrance door with obscure glazed panel either side, oak engineered flooring, recessed LED ceiling spotlights, designer double radiator, stairs to the first floor and doors to:

### Lounge Area

11'4 x 13'5 approx (3.45m x 4.09m approx)

UPVC double glazed bay window to the front, oak engineered flooring, TV point, recessed LED ceiling spotlights, electric inset fireplace, designer wall mounted radiator. Open to:

### Dining Area

9'7 x 11'1 approx (2.92m x 3.38m approx)

UPVC double glazed sliding doors to the rear garden, oak engineered flooring, recessed LED spotlights, door to:

### Kitchen

8'2 x 11'7 approx (2.49m x 3.53m approx)

UPVC double glazed window to the rear, UPVC double glazed door to the side with inset obscure glazed panel, laminate flooring, ceiling light. Cream Shaker wall, drawer and base units with wood effect work surfaces over, inset stainless steel sink and drainer with a swan neck mixer tap, grey brick style tiled splashbacks, built-in oven and grill with a four ring gas hob over and extractor above, spaces for a washing machine and free standing fridge freezer, wine rack, wine cooler and display unit with lighting.

### First Floor Landing

7'2 x 6'4 approx (2.18m x 1.93m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch and doors to:

### Bedroom 1

13'4 x 10'6 approx (4.06m x 3.20m approx)

UPVC double glazed window to the front, carpeted flooring, designer radiator, recessed LED spotlights and TV point, dimmable bedside lights.

### Bedroom 2

10'6 x 11' approx (3.20m x 3.35m approx)

UPVC double glazed window to the rear, carpeted flooring, designer radiator, ceiling light and built-in wardrobes.

### Bedroom 3

9'5 x 7'2 approx (2.87m x 2.18m approx)

UPVC double glazed window to the front, carpeted flooring, designer radiator, ceiling light.

### Bathroom

7'8 x 7' approx (2.34m x 2.13m approx)

The wet room has an obscure UPVC double glazed window to the rear, recessed LED ceiling spotlights, chrome towel radiator, low flush w.c., tiled walls, wall mounted sink with mixer tap and vanity cupboard under, bath with hand held shower attachment, enclosed shower cubicle with hand held shower and shelving and glazed protective door, LED light up mirror.

### Outside

There is a driveway to the front and a garden with shrubs to the borders, gates to the rear garden and garage.

To the rear there is a decked area, lawned area with the garden having shrubs and plants to the borders and fencing to the boundaries.

### Garage

8'4 x 15'4 approx (2.54m x 4.67m approx)

Up and over door to the front, power supply.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue and first left onto Milldale Road. Follow the road around the property can be found on the right as identified by our for sale board. 8651AMJG

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 74mbps

Ultrafast 1800mbps

Phone Signal – EE, Three, Vodafone

Sewage – Mains supply

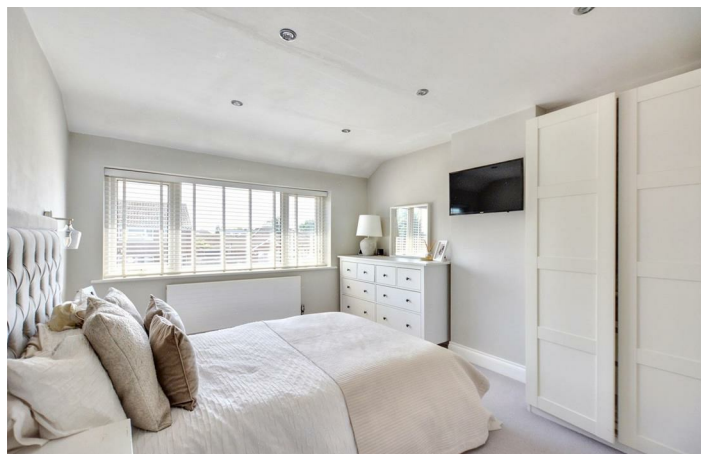
Flood Risk – No, surface water low

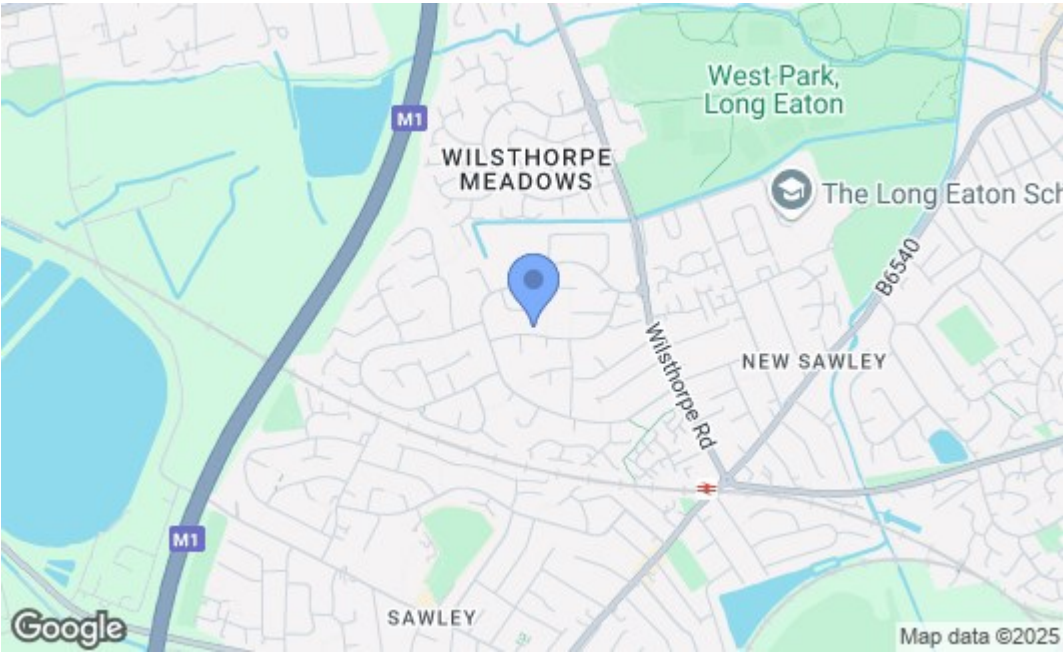
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.